MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141050/JO/2024
Date registered valid:	3 October 2024
Proposal:	Variation of conditions 2 (specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking), 14 (EV charging points), 15 (boundary treatments), 16 (landscaping), 20 (ES statement) and 27 (affordable housing statement) from planning permission reference 135788/FO/2022 to allow for removal of vehicle gates and highways revisions, landscaping scheme revisions, submission of solar panel details and changes to proposed house types.
Address:	Former White Moss Road Day Care, Benmore Road, Manchester, M9 6LD
Ward(s):	Charlestown Ward
Applicant:	Mr Nigel Graham, The Guinness Partnership Ltd
Agent (if any):	John McCall Architects
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30 April 2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 18 October 2024

Standard consultations:
Printed: 7 October 2024 Expired: 28 October 2024

Neighbour notifications
Printed: 7 October 2024 Expired: 28 October 2024

Site notice
Posted: Expired: Posted: 18 October 2024 Expired: 8 November 2024

Press advert
Published: 15 October 2024 Expired: 29 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to the Former White Moss Road Day Care within the north Manchester ward of Charlestown. The site is located to the south of White Moss Road, to the south and west of the site sits Benmore Road and to the east sits Pembridge Road. The site measures approximately 5,283m2 and is irregular in shape.

The site was previously vacant land following the demolition of a care home on the site (see planning history section for more information). The site has minimal changes in levels. During the site visit for the FO application, the site consisted of soft landscaping with some large, mature trees. During the site visit of the current variation application, the proposal was under construction. The application form confirms work commenced on 26 February 2024. When assessing the application it is understood construction works are fully complete.

The north of the site is bounded by the rear of properties along White Moss Road, the east of the site is bounded by the rear amenity space of flats and dwellinghouses along Pembridge Road. The south of the site is bounded by a pavement in connection with Benmore Road (south) with residential properties sited opposite the southern face of the applicant site. The south west of the site is bounded by a pavement in connection with Benmore Road (west) with residential properties sited opposite. The north west of the site is bounded against amenity space in connection with flats along Clement Stott Close.

Description of area

The area immediately surrounding the site is characterised by two/ three storey properties, although they differ in design and property formation. Properties to the south of the site consist of red brick, two storey semi-detached properties. Properties to the west along Benmore Road consist of a similar house type, but in a terraced formation. Properties to the north west of the site within Clement Stott close are two storey brick terraced properties but built in a lighter red brick colouration. The properties backing the applicant site to the north along White Moss Road are characterised by two storey, red brick terraced and semi-detached properties, with some characterised by large mansard roofs. A large, three storey block of flats with two single storey elements with pebble dash type render and large window openings within the primary elevation of the property is sited to the east of the application site. Further to the north east bordering the applicant site sit more traditional, two storey red brick semi-detached properties.

Description of development

The application seeks permission for the variation of conditions 2 (specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking), 14 (EV charging points), 15 (boundary treatments), 16 (landscaping), 20 (ES statement) and 27 (affordable housing statement) from planning permission reference 135788/FO/2022 to allow for removal of vehicle gates and highways revisions, landscaping scheme revisions, submission of solar panel details and changes to proposed house types.

The application of 135788/FO/2022 sought consent for the erection of 20 no. two storey residential dwellings (Class C3) with associated parking, landscaping and boundary treatment and access from Benmore Road.

The proposal would create 10no. 2B4P properties with an internal floor space of 83m2 and 10no.3B5P with an internal floor space of 96m2. Units 1-6 would be sited to the east of Benmore Road (west) with the primary elevations of the properties looking onto Benmore Road (west). A new access road would be created within the site and access would be available off Benmore Road (south). The remaining units (Unit 7 to 20) would be sited around the perimeter of the new access road.

Each property would benefit from off street parking. All properties except unit 11, unit 12, unit 14, unit 16 and unit 17 would benefit from one off street parking space. The units listed would benefit from two parking spaces in the form of a long extended driveway. Each property would benefit from a section of small landscaping to the front of the property and the majority of the amenity space would be sited to the side/ rear of the properties. Each property would benefit from secure rear boundaries with lockable access gates to the rear and boundaries to the front would benefit from brick walls and railings. Bin storage would be sited for each property within rear amenity spaces.

1 Air Source Heat Pump (ASHP) would be installed for each of the dwellinghouses.

Proposed Amendments

Through the current variation application, the following would be altered:
-Removal of pedestrian and vehicle gates,
-Highways revisions as per section 38 officer requirements (including change to parking space for unit 18),

-Changes to landscaping plan, including an increase to the amount of hard landscaping surrounding the properties than previously approved,
-Presentation of solar panel details,
-Changes to house types.

Negotiations during the Course of the Application

The variation application proposed amendments to the approved landscaping scheme which had not been included within the description of development. Details for the revised landscaping scheme (including more hard landscaping than previously approved) was provided for review and a short re-notification was conducted.

An updated site plan showing EV chargers was provided from the agent following omissions within the initial drawing.

The scheme also appeared to make changes including the submission of solar panel details and changes to the proposed house types. This also has resulted in changes to small details contained within the affordable housing statement.

The amendment to the parking space for unit 18 resulted in the previously approved highway works (condition 7) technical drawings being outdated. As such, condition 7 (highway works) has been included within the current application to be amended and colleagues in Highway Services considered such amendment.

The agent provided an updated cover letter for review and all amendments disclosed to the LPA have been assessed within this application. A 2nd re-notification was conducted for neighbours and consultees to consider the submission of solar panel details, changes to technical highway works drawings and house types.

Further Planning History

080076/OO/2006/N2- Land Bounded By Ashton Old Road Fairfield Road And Manchester City Boundary (Toxteth Street Neighbourhood)- OUTLINE APPLICATION for the redevelopment of the Toxteth Street Neighbourhood area, comprising the erection of a maximum of No.432 residential dwellings and means of access, with the maximum building heights of three storeys. Erection of extension to St Peters R.C High sports hall (156sq.m) and provision of three all weather pitches, multi sport area, associated landscaping and 30 parking spaces. New public open space and public realm works. Provision of new highway network with access points from Fairfield Road, Ashton Old Road, and Peel Street. Associated car parking.
Approved 26 October 2006.

075235/OO/2005/N2- Land Bounded By Ashton Old Road Fairfield Road And Manchester City Boundary (Toxteth Street Neighbourhood)- OUTLINE APPLICATION for the redevelopment of the Toxteth Street Neighbourhood area, comprising the erection of a maximum of No. 650 residential dwellings and means of access. Erection of a maximum of 3240 Sq. metres (gross) of commercial floorspace, (class A1 shops, A2 financial and professional services, A5 food and drink, B1 business and D1 education and community uses), with maximum building heights of three and four storeys. Erection of extension to St Peters R.C High School sports hall and provision of three all weather pitches, multi sport area, associated landscaping and 30 parking spaces. New public open space and public realm works. Provision of new highway network with access points from Fairfield Road, Ashton Old Road, Gransmoor Avenue and Peel Street. Associated car parking.

Approved 29 September 2005.

052136/FO/NORTH2/97- Clement Court- Erection of security fencing around site boundary. Approved 11 August 1997.

Further historic planning permission exists for the site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and two responses were received. The following concerns were raised:
-Issues with works commencing on site and telegraph poles being installed in the front of the resident's house.

No further comments were received from either re-notification periods.

Neighbourhood Team Leader (Arboriculture)

No objection to the proposed boundary treatments subject to the tree planting proposals being fulfilled as shown in the plan.

Further comments following re-notification period:
None.

Further comments following 2nd re-notification period:
None.

MCC Flood Risk Management

On the basis that we have cross-referenced the proposed variation against the discharged drainage CDN/24/0096, and nothing which would alter the approved drainage has been submitted/declared:

Application 141050/JO/2024 can be approved noting that the pre-commencement drainage condition of 135788/FO/2022 has been discharged as CDN/24/0096.

Further comments following re-notification period:
The same comments were provided during the re-notification period.

Greater Manchester Police

No comments to make to beyond those made within 135788/FO/2022.

Further comments following re-notification period:
None.

Further comments following 2nd re-notification period:
None.

United Utilities Water PLC

United Utilities would have no comment to make regarding this variation of conditions application.

Further comments following re-notification period:
None.

Greater Manchester Ecology Unit

No objection to variations- the proposed amendments do not appear to materially impact on proposed soft landscaping and biodiversity enhancement measures associated with this development.

Further comments following re-notification period:
There appears to be no change to the planting schedule or tree removal plan as a result of the changed boundary treatment. Previous comments still apply. From an ecological perspective the proposed trees are the key mitigation.

Further comments following 2nd re-notification period:
None.

Highway Services

Highways have no objections to the proposed variations of the conditions in principle.
-Bins will be stored within the sites curtilage and presented to the highway on waste collection days, this is acceptable to Highways.
-The proposed car parking and EV provision is considered acceptable from a Highways perspective. Each driveway space should be a minimum of 6m length x 3m width.
-The proposed boundary treatments are considered acceptable from a Highways perspective as they maintain visual permeability.
-Where there is a requirement to stop up or divert an existing section of highway or footpath (under either a S116 Highways Act 1980 or S247/S257 Town and Country Planning Act 1990) a discussion should be undertaken with the Statutory Approvals Team, so an appropriate process can be determined and taken forward, at the applicants expense. The following link provides access:
https://www.manchester.gov.uk/directory_record/287711/permission_to_permanently_close_a_highway_-_stopping_up_order/category/355/highways_and_pavements
-The applicant should confirm that they have the support of the landowner for this project.

Further comments following re-notification period:
The proposed landscaping plan is considered acceptable from a Highways perspective.

Further comments following 2nd re-notification period:

Highway Services have no concerns with the relocation of parking space Plot 18.

The parking space is acceptable in principle. As noted, MCC Statutory Approvals Highway Services Team have signed off on the change to parking space for plot 18.

Environmental Health

No objection to this proposal, given reference to the updated drawings and that compliance with the condition is maintained and any outstanding information required to address the original condition is submitted to discharge it accordingly.

Further comments following re-notification period:
None to make.

Further comments following 2nd re-notification period:
None.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective
c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 5. Delivering a sufficient supply of homes
ii. Chapter 8. Promoting healthy and safe communities
iii. Chapter 9. Promoting sustainable transport
iv. Chapter 11. Making effective use of land
v. Chapter 12. Achieving well-designed places
vi. Chapter 14. Meeting the challenge of climate change, flooding and coastal change.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Of relevance are:
Policy SP1 (Spatial Principles) (last bullet point of the policy removed following the adoption of the Places for Everyone Joint Development Plan).
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) (part of policy replaced by PfE policy JP-S2).
Policy EN 8 (Adaptation to Climate Change) (part of policy replaced by PfE policies JP-S2, JP-S4 and JP-G8).
Policy EN9 (Green Infrastructure)
Policy EN14 (Flood Risk) (part of policy replaced by PfE policy JP-S4).
Policy EN15 (Biodiversity and Geological Conservation) (part of policy replaced by PfE policy JP-G8).
Policy EN 16 (Air Quality) (part of policy replaced by PfE policy JP-S5).
Policy EN18 (Contaminated Land and Ground Stability)
Policy EN19 (Waste)
Policy H1 (Overall Housing Provision) (part of policy replaced by PfE policy JP-H1).
Policy H3 (North Manchester)
Policy H 8 (Affordable Housing) (part of policy replaced by PfE policy JP-H2).
Policy T1 (Sustainable Transport) (part of policy replaced by PfE policy JP-C1).
Policy T2 (Accessible Areas of Opportunity and Need)
Policy DM1 (Development Management).

Unitary Development Plan

Saved Policies Large elements of the UDP have been superseded by the Core Strategy.

The following saved policies are of relevance in the consideration of this application:
DC7- New housing development
DC26- Development and noise.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy
iii.JP- S5 – Flood risk and the water environment
iv.JP- H1 – Scale, distribution and phasing of new housing.
v. JP-C1- An integrated network
vi. JP- H2- Affordability of new housing
vii. JP- G9- A net enhancement of biodiversity and geodiversity
viii. JP- S6- Clean Air.

ISSUES

The current application seeks consent for the variation of conditions 2 (specified plans), 5 (permitted development rights), 7 (highway works), 9 (car parking), 14 (EV charging points), 15 (boundary treatments), 16 (landscaping), 20 (ES statement) and 27 (affordable housing statement) from planning permission reference 135788/FO/2022 to allow for removal of vehicle gates and highways revisions, landscaping scheme revisions, submission of solar panel details and changes to proposed house types. The principle of the development of the 20 units has already been established with the approval of 135788/FO/2022. The current application seeks to make amendments to the particulars of the approval whilst impacting the approved conditions. Each amendment will be discussed in turn.

Removal of vehicle gates and amendments to boundary treatment

The current application seeks to remove vehicle gates as approved through 135788/FO/2022. Whilst the loss of boundary treatment type M2 (metal railing gates 1.1 metres) is regrettable, it is not considered to adversely impact the design and appearance of the scheme. The amended boundary treatment shows all units benefit from front boundary treatment, primarily in the form of brick wall with metal railings and so separation between the public and private spaces would still be legible. Units 6 and 7 would still benefit from boundary treatment in the form of the metal railing gates which is welcomed to offer further security from the double fronted units.

Colleagues in GMP reviewed the loss of such boundary treatment and raised no concerns. Highway Services also reviewed the loss and small amendments to the boundary treatment and was considered acceptable from a Highways perspective as they maintain visual permeability.

The boundary treatment across the site is considered to enhance the appearance of the development site, define public and private spaces and suitably enhance the security of the development. As such, the amendment is considered pursuant to policies SP1, EN1 and DM1 of the Core Strategy.

Highways revisions as per section 38 officer requirements (including change to parking space for unit 18)

This amendment involves changes to the parking provision for unit 18. As approved under 135788/FO/2022 unit 18 benefitted from a parking space available from further hard landscaping, which meant a driver would drive in forward gear to the parking space by taking a left turn.

As proposed under 141050/JO/2024, the parking space would sit 8 metres from the primary elevation of unit 18. It is the LPA's preference to have off street parking spaces located as close to the properties as possible, to provide increase surveillance to vehicles, whilst also providing clear legibility to the private and public spaces attached to a new estate. However, given the amended boundary treatment plan shows the parking space surrounded by boundary treatment to clearly identify the private space for the unit, including a brick wall with metal railings and a 1800mm timber fence, it is considered to retain adequate separation.

Highway Services raised no concern with this change and any conflicts with the resident pulling off or driving onto the proposed space, and its relationship with the proposed boundary treatment, and neighbouring property to the south unit 19.

Given Highway Services are happy with the changes to the off-site highway works which has been approved by the Highways Statutory Approvals Team as well, and no other consultee has raised concern, the LPA can accept the change for parking provision of unit 18. This amendment is considered acceptable and pursuant to Policy T1 and DM1 of the Core Strategy.

This change has impacted condition 7 (highway works) and all detailed section 38 drawings have been updated to show the relocated parking space. Details were signed off under CDN/23/0803 which are subsequently out of date. As such, this condition will be varied within the decision notice of any approval granted.

Changes to landscaping plan, including an increase to the amount of hard landscaping surrounding the properties than previously approved

The proposed site plan submitted for the current variation application revealed an increase in hard landscaping surrounding each of the units to the side and rear of the properties. 12 trees are proposed to be planted, and 584 hedges. There would be no change to the number of trees or hedges planted, in comparison to the previously approved landscaping plan for the site.

The changes to the landscaping scheme were reviewed by colleagues in Arboriculture. The Officer raised no objection to the proposed boundary treatments subject to the tree planting proposals being fulfilled as shown in the plan.

Colleagues in Ecology reviewed the variation and made no objection to the variations, as the proposed amendments do not appear to materially impact on proposed soft landscaping and biodiversity enhancement measures associated with this development.

Colleagues in the LLFA also reviewed the proposal, given the proposal would result in additional hard landscaping than previously approved and considered the potential adverse impacts to surface water drainage. During the course of the application, the agent confirmed the flow rate does not exceed 5l/s as a result of the additional hard landscaping. The additional hard landscaping has been increased by 60sqm, including the increase in the size of the footpath to 2 metres. The agent's drainage consultant confirmed that 60sqm will make no function difference to the drainage system, and it will operate as before with discharge being limited to 5l/s.

Colleagues in the LLFA reviewed the proposal and did not raise any concern with the increase in hard landscaping in relation to the drainage scheme for the site.

As such, this amendment is considered to be acceptable in terms of the impact to tree planting, ecology, drainage and visual amenity, pursuant to the Manchester Core Strategy policies SP1, EN8, EN9, EN14 and DM1.

Presentation of solar panel details

Within the application of 135788/FO/2022, discussions arose with the agent regarding the use of solar panels. Whilst they are referenced within the approved Environmental Standards statement, the agent stated they would only need to rely on a fabric first approach and ASHPs to achieve the Part L requirements to reduce energy requirements. Whilst the agent was explicit in the use of ASHPs, they were not explicit in the need for solar panels across the development. On site for the visit for the current variation application, the properties had been constructed with inline solar panels. No elevational details or product specifications of the solar panels have been provided to the LPA for review. As such, this element was added into the variation condition for the purpose of completeness and would impact condition 20 (ES statement).

The agent provided details of the solar panels to be installed- Hi-Mo LR5-54HTH Longi. Elevational drawings of the proposed dwellinghouses were also supplied which showed the solar panels in situ. As the applicant site is not within the Manchester Airport Safeguarding Zone, this element of works is not considered to have any impact in regard to aircraft safety.

The number and arrangement of the solar panels are considered appropriate and would not give rise to any adverse visual implications.

As such, the amendment is considered acceptable, pursuant with Core Strategy Policies EN4, DM1 and SP1.

Changes to house types

During the course of the application, it became apparent that the house types had changed from those originally approved.

Within 135788/FO/2022 the following house types were approved:

	House Type	Total
	2B4P House Type 1 @ 83m²	4
	2B4P House Type 2 @ 83m²	6
	3B5P House Type 1 @ 96m²	10
		20

The current variation seeks consent for the following house types:

	House Type	Total	Tenure
	2B4P House Type 1 @ 83m²	2	Social rent
	2B4P House Type 2 @ 83m²	5	Social rent
	2B4P House Type 3 @ 83m²	2	Social rent
	2B4P House Type 4 @ 83m²	1	Social rent
	3B5P House Type 1 @ 96m²	10	Social rent
		20	

The agent clarified such matters and provided new drawings to relate to the new classification system- change from house type 1 and 2, to type 1, 2, 3 and 4 for those 2B4P properties. Given the number of 2B4P and 3B5P properties nor the total number of units to be built would change, this change does not raise any concern to the LPA. All properties will comply with Manchester's Emerging Space Standards and so this variation is considered acceptable to provide a good standard of accommodation, pursuant to Policy SP1 and DM1 of the Core Strategy.

Reference to the original house types were made within the approved Affordable Housing Statement. As such, the agent supplied a new Affordable Housing Statement. Colleagues in Strategic Housing reviewed the updated statement and were happy with the contents of the statement. As this impacted condition 27, this was also included within the current variation application description of development. The scheme would still be compliant with Policy H8 of Manchester's Core Strategy.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included):
-Application Form, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Environmental Standards Statement, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Highspeed Broadband Connection Details, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Supporting Information- Topographical Survey, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ecology Report- Part 1- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ecology Report- Part 2- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ecology Report- Part 3- Preliminary Ecological Appraisal Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008-Section 4- 7, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008-Appendix B Envirocheck Report, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Agency & Hydrological (1) stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Agency & Hydrological (2) stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Geological, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Industrial Land Use, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Data Suppliers, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Historical Mapping & Photography, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Lancashire and Furness, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck- Manchester, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Ground Survey- Phase 1 Preliminary Risk Assessment- Envirocheck10k Raster Mapping, stamped as received by the City Council as Local Planning Authority on 19 December 2022. -Transport Assessment, stamped as received by the City Council as Local Planning Authority on 19 December 2022.
-Tree Survey or Information- Arboricultural Constraints and Opportunities Report, stamped as received by the City Council as Local Planning Authority on 1 February 2023.

-Drawing- Proposed- Benmore Road Street Elevations, numbered PL.004A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type A1- Block 4, numbered PL.009C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type 2A- Block 3, numbered PL.010C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 3B 5P- Unit Type 1B- Block 10, numbered PL.011B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8, numbered PL.012B, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7, numbered PL.013C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9, numbered PL.014C, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 3B 5P Type 1- Blocks 1,2,6,8, numbered PL.015A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 1- Block 7, numbered PL.016A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 2- Block 5,9, numbered PL.017A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 1A- Block 4, numbered PL.018A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 2B 4P Type 2A- Block 3, numbered PL.019A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Drawing- Proposed- Elevations 3B 5P Type 1B- Block 10, numbered PL.020A, stamped as received by the City Council as Local Planning Authority on 5 June 2023.
-Supporting Information- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 13 June 2023.
-Supporting Information- Typical Window Detail, stamped as received by the City Council as Local Planning Authority on 16 June 2023.
-Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 17 July 2023.
-Supporting Information- Swept Path Analysis, numbered 1570 REV P02, stamped as received by the City Council as Local Planning Authority on 21 July 2023.
-Ecology Report- Bat Roosting Assessment, stamped as received by the City Council as Local Planning Authority on 3 August 2023.
-Tree Survey or Information- Landscaping Scheme, stamped as received by the City Council as Local Planning Authority on 7 August 2023.
-Drawing- Proposed- Boundary Treatments, numbered PL.008E, stamped as received by the City Council as Local Planning Authority on 7 September 2023.
-Drawing- Site Plan- Proposed, numbered PL.003F, stamped as received by the City Council as Local Planning Authority on 7 September 2023.
-Drawing- Proposed- Position of Air Source Heat Pumps, numbered PL.024, stamped as received by the City Council as Local Planning Authority on 15 September 2023.
-Correspondence- Agent Confirming Use of Fabric First Approach and ASHPs, stamped as received by the City Council as Local Planning Authority on 15 September 2023.

As varied by:
-Drawing- Proposed- Site Plan, numbered PL.003, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Boundary Treatments, numbered PL.008G, stamped as received by the City Council as Local Planning Authority on 18 September 2024.
-Drawing- Proposed- 2B 4P Block Type C- Block 4, numbered PL.009E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.

-Drawing- Proposed- 2B 4P Block Type B- Block 3 Floor Plan & Elevation, numbered PL.010E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 3B 5P Block Type F- Block 10 Floor Plan & Elevation, numbered PL.011F, stamped as received by the City Council as Local Planning Authority on 21 March 2025.
-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8 Plans & Elevation, numbered PL.012F, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7 Floor Plans & Elevation, numbered PL.013E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9 Floor Plans & Elevations, numbered PL.014E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Block Type A- Blocks 1,2,6,8, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B4P Block Type E- Block 7, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type D- Block 5,9, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Block Type C- Block 4, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type B- Block 3, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Type F Block 10, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 21 March 2025.
-Drawing- Proposed- EV Charging Point Plan, numbered PL.027B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Tree Information- Section 73 Landscape Plan, numbered PL.030, stamped as received by the City Council as Local Planning Authority on 17 January 2025.

-Supporting Information- Project 500 Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Supporting Information- Longi_Datasheet, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Supporting Information- Section 38 Agreement Plan, numbered BEN-AJP-ZZ-00-DR-C-1590-AB2, stamped as received by the City Council as Local Planning Authority on 3 April 2025.
-Supporting Information- External Works Plan, numbered BEN-AJP-ZZ-00-DR-C-1400-AB1, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The development hereby approved shall only be done in accordance with the following external material details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Schedule of Materials, numbered PL.026 C', stamped and received by the City Council as Local Planning Authority on 5 February 2024.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The proposal shall be carried out in accordance with 'Supporting Information- Typical Window Detail', stamped as received by the City Council as Local Planning Authority on 16 June 2023, in relation to window reveals.

For the avoidance of doubt the window reveal should be minimum 195mm deep. Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:
-Drawing- Proposed- 2B 4P Block Type C- Block 4, numbered PL.009E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P Block Type B- Block 3 Floor Plan & Elevation, numbered PL.010E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 3B 5P Block Type F- Block 10 Floor Plan & Elevation, numbered PL.011F, stamped as received by the City Council as Local Planning Authority on 21 March 2025.
-Drawing- Proposed- 3B 5P- Unit Type 1- Blocks 1,2,6,8 Plans & Elevation, numbered PL.012F, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 1- Block 7 Floor Plans & Elevation, numbered PL.013E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- 2B 4P- Unit Type 2- Blocks 5,9 Floor Plans & Elevations, numbered PL.014E, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Block Type A- Blocks 1,2,6,8, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B4P Block Type E- Block 7, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type D- Block 5,9, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Block Type C- Block 4, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type B- Block 3, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Type F Block 10, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall only be done in accordance with the following Construction Management Plan (CMP) details, agreed as part of condition discharge application referenced CDN/24/0096:
-Supporting Information- Vibrock Seismograph V901- Calibration Certs, stamped and received by the City Council as Local Planning Authority on 27 March 2024.
-Supporting Information- Vibrock-Operator-Manual, stamped and received by the City Council as Local Planning Authority on 27 March 2024.
-Noise Assessment or Information- Noise Assessment, stamped and received by the City Council as Local Planning Authority on 27 March 2024.
-Supporting Information- Construction Environmental Management Plan, stamped and received by the City Council as Local Planning Authority on 4 April 2024.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

7) The development hereby approved shall only be done in accordance with the following highway works details, agreed as part of condition discharge application referenced CDN/23/0803:
-Drawing- Proposed- External Works Layout, numbered BEN AJP ZZ 00 DR C -1400 P01, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- S38/S278 Agreement Plan, numbered BEN AJP ZZ 00 DR C - 1590 P01, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- Section 38 Typical Details, numbered BEN AJP ZZ 00 DR C - 1530 P01, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- S278 Permit Application Proforma, stamped and received by the City Council as Local Planning Authority on 20 December 2023.
-Correspondence- FW_210671H- Benmore Road, Manchester M9 6LG.EML, stamped and received by the City Council as Local Planning Authority on 20 December 2023.

As varied by:
-Supporting Information- Section 38 Agreement Plan, numbered BEN-AJP-ZZ-00-DR-C-1590-AB2, stamped as received by the City Council as Local Planning Authority on 3 April 2025.
-Supporting Information- External Works Plan, numbered BEN-AJP-ZZ-00-DR-C-1400-AB1, stamped as received by the City Council as Local Planning Authority on 16 April 2025.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

8a) The development hereby approved shall only be done in accordance with the following waste management details, agreed as part of condition discharge application referenced CDN/23/0803:
-Drawing- Proposed- Typical Block External Works, numbered L.004A, stamped and received by the City Council as Local Planning Authority on 12 January 2024.
-Supporting Information- Vehicular Tracking Plan, numbered BEN AJP ZZ 00 DR C - 1570 P02, stamped and received by the City Council as Local Planning Authority on 12 January 2024.
-Waste Management- Waste Management Strategy, stamped and received by the City Council as Local Planning Authority on 5 February 2024.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

9) Before the occupation of the development, car parking areas shown on ‘Drawing- Proposed- Site Plan, numbered PL.003’, stamped as received by the City Council as Local Planning Authority on 6 March 2025, shall be surfaced and made available for use. The car parking

spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) The development hereby approved shall only be done in accordance with the following drainage details, agreed as part of condition discharge application referenced CDN/24/0096:
-Flood Risk Assessment or Drainage- Infiltration Testing Results, stamped and received by the City Council as Local Planning Authority on 13 February 2024.
-Supporting Information- Calibration Certificates, stamped and received by the City Council as Local Planning Authority on 14 March 2024.
-Flood Risk Assessment or Drainage- Proposed SW Network, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Drawing- Proposed- S104 Agreement Plan, numbered BEN-AJP-ZZ-00-DR-C-1000-P04, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Drawing- Proposed- Domestic Drainage Layout, numbered BEN-AJP-ZZ-00-DR-C1001-P01, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Drawing- Proposed- S104 Control Manhole Detail, numbered BEN-AJP-ZZ-00-DR-C1090-C0, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Flood Risk Assessment or Drainage- Design Drawing, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Flood Risk Assessment or Drainage- Hydraulic Characteristics, stamped and received by the City Council as Local Planning Authority on 26 March 2024.
-Supporting Information- UU Section 104 Pre Start Invoice, stamped and received by the City Council as Local Planning Authority on 26 March 2024.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) The development hereby approved shall only be done in accordance with the following flood risk management details, agreed as part of condition discharge application referenced CDN/25/0084:
-Supporting Information- Videos x12, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Flood Risk Assessment- AJP Ref: 223-008, dated 30 June 2023, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- MSCC5 Sewers & Drainage GB (SRM5 Scoring), stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- S104 Agreement Plan, numbered 223-008 BEN-AJP-ZZ-00-DR-C-1000 AB, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- Section 104 Pre-Start Form with Invoice, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drainage Information- External Works Details, numbered DR-C-1430 P01, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Photos- Photos re Drainage, stamped and received by the City Council as Local Planning Authority on 30 January 2025.

-Photo- Hydro Brake Benmore, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Photo- Hydro Brake Benmore 2, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Supporting Information- Hydro Brake Design Drawing, numbered SHE-0100-5000-1350-5000, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Supporting Information- Hydro Brake Hydraulic Characteristics, numbered SHE-0100-5000-1350-5000, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Supporting Information- Hydro International Delivery Note, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Photo- Permeable Paving x4, stamped and received by the City Council as Local Planning Authority on 21 March 2025.
-Drainage Information- Section 104 Email, stamped and received by the City Council as Local Planning Authority on 26 March 2025.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12a) The development hereby approved shall only be done in accordance with the following noise/acoustic details, agreed as part of condition discharge application referenced CDN/24/0096:
-Supporting Information- Discharge of Condition 12 numbered 50-477-TN1, stamped and received by the City Council as Local Planning Authority on 13 February 2024.
-Supporting Information- Discharge of Condition 12 numbered 50-477-TN1-2, stamped and received by the City Council as Local Planning Authority on 13 February 2024.
-Supporting Information- Discharge of Condition 12 numbered 50-477-TN1-3, stamped and received by the City Council as Local Planning Authority on 13 February 2024.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

13a) The development hereby approved shall only be done in accordance with the following ground conditions details as approved through 135788/FO/2022:
-Ground Survey- Phase 1 Preliminary Risk Assessment, ref.077873-CUR-00-XX-RPGE-008', stamped as received by the City Council as Local Planning Authority on 19 December 2022.
And details agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Remediation Method Statement, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Supporting Information- Condition 13- Response to Environmental Health, stamped and received by the City Council as Local Planning Authority on 12 January 2024.

-Supporting Information- BEK- UKWIR Risk Assessment, stamped and received by the City Council as Local Planning Authority on 17 January 2024.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Core Strategy for Manchester.

14a) The development hereby approved shall only be done in accordance with the following EV charging details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Block Compliance, stamped and received by the City Council as Local Planning Authority on 22 November 2023.
-Drawing- Proposed- EV Charging Point Plan, stamped and received by the City Council as Local Planning Authority on 11 January 2024.
As varied by:
-Drawing- Proposed- EV Charging Point Plan, numbered PL.027B, stamped and received by the City Council as Local Planning Authority on 6 March 2025.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

15) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans 'Drawing- Proposed- Boundary Treatments, numbered PL.008G', stamped as received by the City Council as Local Planning Authority on 18 September 2024.

The approved details shall be retained in accordance with the details and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

16) Prior to occupation of the development the Landscaping Plan shall be implemented in accordance with the approved plans 'Tree Survey or Information- Section 38 Landscape Scheme, numbered PL.030A', stamped as received by the City Council as Local Planning Authority on 17 January 2025.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) The development hereby approved shall only be done in accordance with the following cycle storage details, agreed as part of condition discharge application referenced CDN/25/0084:
-Supporting Information- 5X3 Pent Bike Shed, stamped and received by the City Council as Local Planning Authority on 30 January 2025.
-Drawing- Proposed- Bike Storage Locations, numbered PL.032, stamped and received by the City Council as Local Planning Authority on 30 January 2025.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) The development hereby approved shall only be done in accordance with the following invasive species details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Eradication Plan for Invasive Species (Japanese Knotweed), stamped and received by the City Council as Local Planning Authority on 22 November 2023.

Reason - To prevent the spread of Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

19) The development hereby approved shall only be done in accordance with the following bio-diversity measure details, agreed as part of condition discharge application referenced CDN/24/0991:
-Drawing- Proposed- Bat and Bird Boxes, numbered PL.029, stamped and received by the City Council as Local Planning Authority on 22 October 2024.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

20) The development hereby approved shall be carried out in accordance with 'Supporting Information- Environmental Standards Statement', stamped as received by the City Council as

Local Planning Authority on 19 December 2022, 'Drawing- Proposed- Position of Air Source Heat Pumps, numbered PL.024', stamped as received by the City Council as Local Planning Authority on 15 September 2023 and 'Correspondence- Agent Confirming Use of Fabric First Approach and ASHPs', stamped as received by the City Council as Local Planning Authority on 15 September 2023.
And
-'Supporting Information- Longi_Datasheet', stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Block Type A- Blocks 1,2,6,8, numbered PL.015B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B4P Block Type E- Block 7, numbered PL.016B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type D- Block 5,9, numbered PL.017B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Block Type C- Block 4, numbered PL.018B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 2B 4P Type B- Block 3, numbered PL.019B, stamped as received by the City Council as Local Planning Authority on 6 March 2025.
-Drawing- Proposed- Elevations 3B 5P Type F Block 10, numbered PL.020B, stamped as received by the City Council as Local Planning Authority on 21 March 2025.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

21) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) Prior to any above ground works, details of any locations of enclosures and samples of the materials, design and colouration to be used for any acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials and shall be retained as such at all times thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy.

23) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

24) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction) (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

25) No vegetation clearance shall take place during the optimum period for bird nesting (March-September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

26) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Crime Impact Statement', stamped as received by the City Council as Local Planning Authority on 19 December 2022. The development shall only be carried out in accordance with these approved details at all times thereafter.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

27) Upon the first occupation of the authorised houses, the development shall be fully implemented in accordance with the following document ‘Supporting Information- Project 500 Affordable Housing Statement’, stamped as received by the City Council as Local Planning Authority on 6 March 2025, which confirms the provision of a total of 20 houses for Social Rent in relation to the Former White Moss Road Day Care site (10no. 2B 4P and 10No. 3B 5P).

The approved details shall be retained in accordance with the requirements of the statement at all times thereafter.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, roof alterations, porches or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

31) The development hereby approved shall only be done in accordance with the following tree removal details, agreed as part of condition discharge application referenced CDN/23/0803:
-Ecology Report- Condition 31 Bats, stamped and received by the City Council as Local Planning Authority on 20 December 2023.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

32) The development hereby approved shall only be done in accordance with the following small mammals' details, agreed as part of condition discharge application referenced CDN/23/0803:
-Supporting Information- Condition 32- Hedgehogs, stamped and received by the City Council as Local Planning Authority on 20 December 2023.

Reason- To protect hedgehogs, which could be found on the site and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

Informatives

1)The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

2)Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority: Monday - Friday: 7.30am - 6pm Saturday: 8.30am - 2pm Sunday / Bank holidays: No work.

3)MCC records highlights an underground culverted watercourse (Lionfield Brook) is located within close proximity to the site (approximately 30m north of the site and 60m west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

4)The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

5)Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

6)Where there is a requirement to stop up or divert an existing section of highway or footpath (under either a S116 Highways Act 1980 or S247/S257 Town and Country Planning Act 1990) a discussion should be undertaken with the Statutory Approvals Team, so an appropriate process can be determined and taken forward, at the applicants expense. The following link provides access: https://www.manchester.gov.uk/directory_record/287711/permission_to_permanently_close_a_highway_-_stopping_up_order/category/355/highways_and_pavements

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
Highway Services
Environmental Health

12 Earby Grove, Manchester, M9 6LL
61 Earby Grove, Manchester, M9 6LL
34 Benmore Road, Manchester, M9 6EL
57 Earby Grove, Manchester, M9 6LL
5 Cullen Grove, Manchester, M9 6LJ
6 Benmore Road, Manchester, M9 6EJ
2 Benmore Road, Manchester, M9 6EJ
10 Clement Stott Close, Manchester, M9 6EH
59 Benmore Road, Manchester, M9 6LG
3 Munslow Walk, Manchester, M9 6EG
1 Cullen Grove, Manchester, M9 6LJ
22 Pembridge Road, Manchester, M9 6LE
24 Pembridge Road, Manchester, M9 6LE
15 Munslow Walk, Manchester, M9 6EG
120 Benmore Road, Manchester, M9 6LD
16 Pembridge Road, Manchester, M9 6LE
18 Pembridge Road, Manchester, M9 6LE
101 White Moss Road, Manchester, M9 6HZ
103 White Moss Road, Manchester, M9 6HZ
30 Clement Stott Close, Manchester, M9 6EH
8 Clement Stott Close, Manchester, M9 6EH
85 White Moss Road, Manchester, M9 6HZ
91 White Moss Road, Manchester, M9 6HZ
8 Earby Grove, Manchester, M9 6LL
1 Munslow Walk, Manchester, M9 6EG
59 Earby Grove, Manchester, M9 6LL
20 Earby Grove, Manchester, M9 6LL
2 Earby Grove, Manchester, M9 6LL
4 Earby Grove, Manchester, M9 6LL
7 Cullen Grove, Manchester, M9 6LJ
9 Bloxham Walk, Manchester, M9 6EQ
6 Munslow Walk, Manchester, M9 6EG
12 Munslow Walk, Manchester, M9 6EG
18 Cullen Grove, Manchester, M9 6LJ
14 Clement Stott Close, Manchester, M9 6EH
24 Clement Stott Close, Manchester, M9 6EH
22 Benmore Road, Manchester, M9 6EJ
14 Pembridge Road, Manchester, M9 6LE
95 White Moss Road, Manchester, M9 6HZ
105 White Moss Road, Manchester, M9 6HZ
28 Clement Stott Close, Manchester, M9 6EH
73 White Moss Road, Manchester, M9 6HY
4 Newburn Avenue, Manchester, M9 6HU
83 White Moss Road, Manchester, M9 6HZ

3 Pembridge Road, Manchester, M9 6HX
87 White Moss Road, Manchester, M9 6HZ
4 Pembridge Road, Manchester, M9 6LE
11 Benmore Road, Manchester, M9 6LG
9 Cullen Grove, Manchester, M9 6LJ
2 Cullen Grove, Manchester, M9 6LJ
6 Cullen Grove, Manchester, M9 6LJ
26 Clement Stott Close, Manchester, M9 6EH
16 Clement Stott Close, Manchester, M9 6EH
18 Clement Stott Close, Manchester, M9 6EH
20 Benmore Road, Manchester, M9 6EJ
28 Benmore Road, Manchester, M9 6EJ
67 Benmore Road, Manchester, M9 6LG
124 Benmore Road, Manchester, M9 6LD
111 White Moss Road, Manchester, M9 6HZ
10 Earby Grove, Manchester, M9 6LL
5 Benmore Road, Manchester, M9 6LG
65 Earby Grove, Manchester, M9 6LL
9 Benmore Road, Manchester, M9 6LG
3 Cullen Grove, Manchester, M9 6LJ
16 Benmore Road, Manchester, M9 6EJ
4 Benmore Road, Manchester, M9 6EJ
14 Cullen Grove, Manchester, M9 6LJ
24 Benmore Road, Manchester, M9 6EJ
1 Bloxham Walk, Manchester, M9 6EQ
11 Bloxham Walk, Manchester, M9 6EQ
53 Benmore Road, Manchester, M9 6LG
13 Munslow Walk, Manchester, M9 6EG
114 Benmore Road, Manchester, M9 6LD
118 Benmore Road, Manchester, M9 6LD
126 Benmore Road, Manchester, M9 6LD
30 Pembridge Road, Manchester, M9 6LE
97 White Moss Road, Manchester, M9 6HZ
32 Clement Stott Close, Manchester, M9 6EH
4 Clement Stott Close, Manchester, M9 6EH
2 Clement Stott Close, Manchester, M9 6EH
6 Clement Stott Close, Manchester, M9 6EH
8 Newburn Avenue, Manchester, M9 6HU
15 Benmore Road, Manchester, M9 6LG
7 Benmore Road, Manchester, M9 6LG
22 Earby Grove, Manchester, M9 6LL
14 Earby Grove, Manchester, M9 6LL
12 Cullen Grove, Manchester, M9 6LJ
3 Bloxham Walk, Manchester, M9 6EQ
5 Bloxham Walk, Manchester, M9 6EQ
4 Munslow Walk, Manchester, M9 6EG
5 Munslow Walk, Manchester, M9 6EG
61 Benmore Road, Manchester, M9 6LG
63 Benmore Road, Manchester, M9 6LG
65 Benmore Road, Manchester, M9 6LG
20 Pembridge Road, Manchester, M9 6LE
8 Pembridge Road, Manchester, M9 6LE
107 White Moss Road, Manchester, M9 6HZ
2 Newburn Avenue, Manchester, M9 6HU

81 White Moss Road, Manchester, M9 6HZ
5 Pembridge Road, Manchester, M9 6HX
67 Earby Grove, Manchester, M9 6LL
32 Benmore Road, Manchester, M9 6EL
26 Earby Grove, Manchester, M9 6LL
36 Benmore Road, Manchester, M9 6EL
19 Benmore Road, Manchester, M9 6LG
7 Bloxham Walk, Manchester, M9 6EQ
51 Benmore Road, Manchester, M9 6LG
17 Benmore Road, Manchester, M9 6LG
8 Munslow Walk, Manchester, M9 6EG
10 Munslow Walk, Manchester, M9 6EG
119 White Moss Road, Manchester, M9 6LH
22 Clement Stott Close, Manchester, M9 6EH
20 Clement Stott Close, Manchester, M9 6EH
69 Benmore Road, Manchester, M9 6LG
1 Benmore Road, Manchester, M9 6LG
10 Pembridge Road, Manchester, M9 6LE
99 White Moss Road, Manchester, M9 6HZ
1 Pembridge Road, Manchester, M9 6HX
2 Pembridge Road, Manchester, M9 6LE
89 White Moss Road, Manchester, M9 6HZ
7 Pembridge Road, Manchester, M9 6HX
6 Earby Grove, Manchester, M9 6LL
3 Benmore Road, Manchester, M9 6LG
63 Earby Grove, Manchester, M9 6LL
30 Benmore Road, Manchester, M9 6EL
24 Earby Grove, Manchester, M9 6LL
55 Earby Grove, Manchester, M9 6LL
14 Benmore Road, Manchester, M9 6EJ
8 Benmore Road, Manchester, M9 6EJ
4 Cullen Grove, Manchester, M9 6LJ
115 White Moss Road, Manchester, M9 6LH
9 Munslow Walk, Manchester, M9 6EG
11 Munslow Walk, Manchester, M9 6EG
16 Cullen Grove, Manchester, M9 6LJ
117 White Moss Road, Manchester, M9 6LH
18 Benmore Road, Manchester, M9 6EJ
26 Benmore Road, Manchester, M9 6EJ
12 Pembridge Road, Manchester, M9 6LE
93 White Moss Road, Manchester, M9 6HZ
109 White Moss Road, Manchester, M9 6HZ
75 White Moss Road, Manchester, M9 6HY
77 White Moss Road, Manchester, M9 6HY
79 White Moss Road, Manchester, M9 6HY
6 Pembridge Road, Manchester, M9 6LE
13 Benmore Road, Manchester, M9 6LG
28 Earby Grove, Manchester, M9 6LL
38 Benmore Road, Manchester, M9 6EL
12 Benmore Road, Manchester, M9 6EJ
11 Cullen Grove, Manchester, M9 6LJ
10 Benmore Road, Manchester, M9 6EJ
8 Cullen Grove, Manchester, M9 6LJ
113 White Moss Road, Manchester, M9 6LH

10 Cullen Grove, Manchester, M9 6LJ
2 Munslow Walk, Manchester, M9 6EG
55 Benmore Road, Manchester, M9 6LG
57 Benmore Road, Manchester, M9 6LG
7 Munslow Walk, Manchester, M9 6EG
12 Clement Stott Close, Manchester, M9 6EH
26 Pembridge Road, Manchester, M9 6LE
32 Pembridge Road, Manchester, M9 6LE
71 Benmore Road, Manchester, M9 6LG
116 Benmore Road, Manchester, M9 6LD
122 Benmore Road, Manchester, M9 6LD
28 Pembridge Road, Manchester, M9 6LE
34 Clement Stott Close, Manchester, M9 6EH
112 Benmore Road, Manchester, M9 6LD
6 Newburn Avenue, Manchester, M9 6HU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA